

NO TRANSFER
TAX PAIDWARRANTY DEED

027069

KNOW ALL MEN BY THESE PRESENTS, THAT KENNEBEC SAVINGS BANK, a Maine banking corporation having an office at Augusta, County of Kennebec and State of Maine and whose mailing address is 150 State Street, Augusta, Maine 04330

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by MARJORIE A. COSGROVE, DAVID A. COSGROVE and JANE E. COSGROVE-DIRKMAN Trustees of the COSGROVE LOVING TRUST, whose mailing address is 230 Main Street, Waterville, County of Kennebec and State of Maine, 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said MARJORIE A. COSGROVE, DAVID A. COSGROVE and JANE E. COSGROVE-DIRKMAN Trustees of the COSGROVE LOVING TRUST its successors and assigns forever,

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described as follows to wit:

Beginning at a three-quarter inch (3/4") pipe marking the southwesterly corner of property conveyed to the Grantees as described in a Deed recorded in the Kennebec County Registry of Deeds at Book 3984 Page 127, said iron pin located One hundred fifty and four tenths (150.4') feet from the westerly side of Main Street; thence northerly along the westerly bound of property of the Grantees herein, sixty-five (65') feet, more or less to an iron pin marking the northwesterly corner of property of the Grantee herein; thence continuing on the same course eight (8') feet to a point marking the northeasterly corner of property acquired by the Grantor herein from Francis T. Powers, said Deed duly recorded in the Kennebec County Registry of Deeds; thence North fifty-four degrees, twenty-eight minutes West (N 54° 28' W) twenty and zero tenths (20.0') feet along the northerly bound of property acquired by the Grantor herein from the said Francis T. Powers; thence South eighteen degrees, fifty-five minutes West (S 18° 55' W) seventy-six and two tenths (76.2') feet to the iron post marking the point of beginning.

The above described parcel contains 729.3 sq. feet and is a portion of the same premises conveyed to the Grantor herein by Warranty Deed of Francis T. Powers, duly recorded in the Kennebec Registry of Deeds.

Reference is also made to a Standard Boundary Survey for Kennebec Savings Bank on Main Street in Waterville, Kennebec County, Maine done by Northeast Land Surveys, said Plan dated January 24, 1996 and duly recorded in the Kennebec Registry of Deeds.

+ 729.30

- 516.57 DEED 5238-082

+ 212.73 SF

P/O 52-30
ADD TO 52-3

IN WITNESS WHEREOF, **KENNEBEC SAVINGS BANK**, has caused this instrument to be signed in its corporate name and sealed with its corporate seal by DAVID B. WHYTE, its Vice President, hereunto duly authorized seal this 9TH day of October, 1996.

P/O 52-30
add TO 52-32

Signed, Sealed and Delivered
in the presence of:

Dennis W. Matthews
Witness

KENNEBEC SAVINGS BANK

By: DAVID B. WHYTE, Vice President

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

October 9, 1996

Personally appeared the above named **DAVID B. WHYTE**, Vice President of **KENNEBEC SAVINGS BANK** and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Dennis W. Matthews

NOTARY PUBLIC
DENNIS W. MATTHEWS
NOTARY PUBLIC, MAINE
MY EXPIRATION DATE MAY 17, 2000

SEAL

(print name)

re\ksb5.dee

RECEIVED KENNEBEC SS.

1996 OCT 11 PM 1:41

ATTEST: Laura Beth Brown
REGISTER OF DEEDS